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Redevelopment Board Minutes 06/01/2009

Arlington Redevelopment Board
 Minutes of June 1, 2009
 June 22, 2009

Approved

Members Present: Andrew West, Chair
 Christopher Loreti, Vice Chair
 Roland Chaput
 Bruce Fitzsimmons

Also Present: Kevin J. O'Brien

Andy West called the meeting to order at 7:04 and opened the public hearing regarding an amendment to a special permit of Docket 3051 for a wireless communication facility at St. Paul's Lutheran Church, 929 Concord Avenue. Michael Dolan from Brown and Rudnick, representing AT&T Mobility presented the changes that they wished to make to the existing installation. He explained that the size of the vertical and horizontal arms of the cross atop the church were being made larger in mass but not longer. The larger size of the arms allows them to contain more antennae than they do now. There are no other changes to the facility that can be seen. After some discussion, Roly Chaput moved that the amendment be approved. Bruce Fitzsimmons seconded the motion and the Board voted 4 to 0 to approve.

At 7:15 Andy West opened the hearing on an application for an amendment of a special permit so that Cambridge Savings Bank at 185 Massachusetts Avenue can change the sign that was permitted under the special permit of Docket 2644. Bruce Fitzsimmons reminded the Board that Cambridge Savings was a client of his law firm and ordinarily, he would have to recuse himself and not vote on the application, but that he has been assured by the Town Counsel that by the Rule of Necessity, he can and will vote on the application because only four ARB members are present. He indicated that he would not participate in the debate. After the Board reviewed the proposed sign, Chris Loreti moved that the application be approved with the addition of a special condition as follows:

"11. Future changes to signage, such as wording, color, or material of construction, but not-increases in the number or size of signs, or changes in location or illumination, may be deemed by the Planning Director to be consistent with the existing special permit, and such changes may be made by sign permit."

Roly Chaput seconded the motion and the Board voted 4 to 0 to approve.

At 7:20 Andy West opened the hearing to continue a public hearing on an application for an amendment of a special permit so that TD Bank North at 874 - 880 Massachusetts Avenue can change signs that were permitted under the special permit of Docket 3210. The Board discussed several changes to the original proposal and added a condition that where the sign labeled EO7 (and shown in the position EO5 on the plan) is to be removed that in its place, one or two arborvitae shall be placed to match the existing landscape buffer. Chris Loreti moved that the amendment be approved according to the Director's Report dated May 7, 2009 with the changes that were discussed on May 18th and this evening, and with an added special condition as follows:

"6. Future changes to signage, such as wording, color, or material of construction, but not-increases in the number or size of signs, or changes in location or illumination, may be deemed by the Planning Director to be consistent with the existing special permit, and such changes may be made by sign permit."

Bruce Fitzsimmons seconded the motion and the Board voted 4 to 0 to approve.

Andy West then asked Kevin O'Brien to talk about the Board's regulations concerning Environmental Design Review. Kevin O'Brien recommended that the regulations which were discussed by the Board in February be changed slightly. The Board made some changes in the regulations and Chris Loreti moved that the amended regulations be approved. Bruce Fitzsimmons seconded the motion the Board voted 4 to 0 to approve. Kevin O'Brien explained that the amended regulations would be filed in the Town Clerks Office the next day.

The Board discussed the Jefferson Cutter House briefly and asked staff to consult with Town Counsel to determine if the Board properly has jurisdiction for the property including any lease for organizations using the building.

The Board then discussed minutes of previous meetings and Bruce Fitzsimmons moved that the minutes of the meeting of February 23, 2009 be approved. Roly Chaput seconded the motion and the Board voted 4 to 0 to approve. Bruce Fitzsimmons moved that the minutes of the meeting of May 18, 2009 be approved. Chris Loreti seconded the motion and the Board voted 4 to 0 to approve.

The Board then discussed providing a report to Town Meeting on the Symmes project in light of the Moderator's decision that the Board could not introduce a resolution. The Board decided to send a report and tell the Town Meeting that the Board would bring a resolution to the next Town Meeting to expand the range of uses that would be allowed at the medical office building site.

Andy West then asked the Board to discuss issues that the Board should deal with in the coming year.

After a brief discussion about meeting schedule, the meeting adjourned at 8:50

Respectfully submitted,
 Kevin J. O'Brien